

# TOWN OF HAMILTON

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**FOR IMMEDIATE RELEASE:**  
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**CONTACTS:**  
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## **Hamilton CPA Funds New Kitchenettes at Hamilton Housing Authority**

**Hamilton** – With the help of \$130,000 in Community Preservation Act (CPA) funds and \$60,000 in leveraged funding from the Hamilton Housing Authority (HHA), many of the residents at the HHA on Railroad Avenue are now enjoying new kitchenettes. The HHA provides much-needed affordable, elderly housing in Hamilton.

Half the kitchenettes have been replaced resulting in a better living environment for the residents and eliminating a safety hazard. When the housing units were originally constructed in the 1960's, the kitchenettes were not designed properly, and many of the residents struggled to reach the kitchen cabinets which were positioned significantly higher than what is deemed appropriate for standard kitchen design. Residents had been using step-ladders to reach the upper cabinets, causing a safety hazard, especially for the senior residents. There are 40 units at the Railroad Avenue HHA and now 20 have been renovated.

The HHA had to complete a complicated bidding process to allow the work to be performed in compliance with state procurement laws. Through this process only half the kitchenettes could be renovated through the CPA funding approved at Town Meeting. Rather than following the original plan of doing the construction as vacancies occurred, HHA accelerated the process by authorizing the work to occur while the units were occupied.

Although the Housing Authority property is owned by the state, the CPA enables grants to be awarded to projects on land not owned by Hamilton. The state makes Payments in Lieu of Taxes (PILOT) to the town of Hamilton for land owned by the state and the Community Preservation Committee (CPC) felt that the benefits of this project would fulfill the CPA goal to support community housing.

The HHA has submitted a grant request for the completion of the remaining kitchenettes on Railroad Avenue. The CPC will consider the merits of making an additional award to the HHA for the remaining kitchenettes in future grant cycles. The CPC encourages affordable housing projects which will help the community achieve its target goals to assist the elderly and those needing affordable housing.



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CPA funding for Hamilton dates to May 2005, when Hamilton voters enacted the Community Preservation Act, allowing a 2% property tax surcharge to be spent solely on community housing, open space protection, historic preservation, and recreation. CPA dollars that are raised by the Town have been significantly matched by the Commonwealth. Hamilton recently received its FY09 contribution of \$122,482.00 from the Commonwealth's CPA Trust Fund. This important project is an excellent example of the many benefits CPA can provide our community. Without CPA funding, the Town may not have been able to contribute to this much-needed project.



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